



OFFICE OF THE CITY COUNCIL

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July 18th, 2024

Noticed Meeting RE: Overlays Minutes

The meeting discussed the use of zoning overlays in Jacksonville, Florida, and the process for creating and implementing them. Council Member Matt Carlucci called the meeting to order, explaining that overlays are a special zoning district placed over existing zoning to apply area-specific standards or conditions.

Brett James from the Planning Department provided an overview of overlays, noting they are often initiated by the community to protect unique development patterns, character, or resources in an area. He also summarized the Planning Department recommendation in favor as well as the Planning Commission vote of 5-2 in favor.

Lori Boyer, Executive Director of the Downtown Investment Authority, elaborated on examples like the San Marco and Downtown overlays. The San Marco overlay was created to address inconsistent development, like large new homes replacing historic bungalows, without changing permitted uses. The Downtown overlay focused more on form-based regulations to create consistent setbacks and transparency, with input from a wide range of stakeholders.

Council Member Michael Boylan expressed concern about the criteria and process for introducing overlays, worried they could be used to block unwanted development in a way that is not in the broader public interest.

Jason Teal from the Office of General Counsel explains there are no legal procedures defined, and the process can vary based on the goals and context of each overlay.

Council Member Dr. Rahman Johnson shared his view that overlays are often a "bandaid" on a flawed underlying zoning code that needs comprehensive reform.

The Council members then discussed the challenges of balancing community input, development interests, and creating a flexible yet coherent zoning framework for the diverse city of Jacksonville.

The Council members then requested that the Planning Department return with proposed criteria and procedures for introducing overlays.